
FINAL REPORT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**3117 STATE STREET
SOUTH CHICAGO HEIGHTS,
ILLINOIS**

Prepared for
Village of South Chicago Heights
3317 Chicago Road P.O. Box 770
South Chicago Heights, IL 60412

October 2002



URS Corporation
122 South Michigan Avenue
Suite 1920
Chicago, Illinois 60603
25363751.40000

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URS Corporation (URS) has completed a Phase I Environmental Site Assessment (ESA) of the parcel located at 3117 State Street in South Chicago Heights, Illinois (the Property). URS was retained by the Village of South Chicago Heights to conduct this ESA in accordance with the current Illinois Environmental Protection Act 88-602 – State of Illinois State Senate Bill 41 and the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00. The purpose of this assessment was to identify ASTM-recognized environmental conditions that may exist on the property and to assess if impacts are likely to occur because of current and past on-site or nearby activities. This project is being funded through an Illinois Environmental Protection Agency (IEPA) Brownfields Redevelopment Grant (BRG).

The Property consists of an approximately eight-acre trapezoidal parcel of land, mostly vacant, with a residential building on the eastern edge, built in 1947, and several storage buildings built in 1953 on the west end. The Property has historically been utilized for agricultural purposes until the 1990s.

A review of regulatory database information did not reveal the presence of National Priority List (NPL) sites, Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) sites, No Further Remedial Action Planned (NFRAP) sites, Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSD), Large Quantity Generator (LQG) facilities, or within one-mile of the Property. The Property was not listed in the database report.

One RCRA Corrective Action (CORRACT) site, one RCRA Small Quantity Generator (SQG), one Site Remediation Program (SRP) sites, five State Hazardous Waste Sites (SHWS), one Solid Waste Facility (SWF), one Leaking Underground Storage Tank (LUST) site, and three Underground Storage Tank (UST) sites were listed in the regulatory database

There were no exceptions to the Illinois Environmental Protection Act 88-602 – State of Illinois State Senate Bill 41 or the ASTM Standard Practice E 1527-00 for this Phase I ESA. This assessment has revealed the following recognized environmental conditions in connection with the Property:

- The presence of a petroleum pipeline adjacent to the Property. Given the proximity of the pipeline and the petroleum carried within the pipeline, there is potential for the pipeline to impact the Property.

The project contacts for URS are Ryan Ramos and Sarah Rubin from the Chicago office at (312) 939-1000.

Ryan Ramos
Environmental Scientist

Kenneth H. Kastman
Project Principal

1.1 PROJECT BACKGROUND

URS was retained by the Village of South Chicago Heights to conduct a Phase I ESA of the parcel located at 3117 State Street, South Chicago Heights, Illinois (the Property). This Phase I ESA was performed in conjunction with the potential redevelopment of the Property. This project is being funded through an Illinois Environmental Protection Agency (IEPA) Brownfields Redevelopment Grant (BRG).

1.2 PROJECT OBJECTIVES

The objective of the ESA was to identify “recognized environmental conditions” that may exist on the property. “ASTM Practice E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, defines recognized environmental conditions as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.” The extent of research to identify recognized environmental conditions is limited by the scope of services.

This Phase I ESA was based upon the Illinois Environmental Protection Act 88-602 – State of Illinois State Senate Bill 41, the ASTM Standard Practice E 1527-00, the IEPA BRG awarded on April 25, 2002, the contract signed on May 13, 2002, and the signed task order approved on June 10, 2002. The project included the following tasks:

2.1 SITE RECONNAISSANCE

A site reconnaissance of the property was performed by Mr. Ron Short and Mr. Ryan Ramos, of URS, on June 26, 2002. They were unaccompanied during the site reconnaissance. Photographs of the Property were taken during the site visit and are included in Appendix A.

2.2 RECORDS REVIEW AND INTERVIEWS

URS conducted a review of reasonably ascertainable federal, state and local environmental agency records to access the regulatory history of the property and surrounding area within the ASTM specified radius. URS enlisted an outside computer services firm, Environmental Data Resources, Inc. (EDR), to generate a comprehensive report which summarizes listings of NPL, RCRA and other federal and state facilities. A copy of the EDR report is included in Appendix B.

An historical chain of title report and aerial photographs were reviewed. Copies of the chain of title report and representative aerial photographs are included in Appendices C and D, respectively.

URS conducted interviews with the Mr. Paul Peterson, Administrator of the Village of South Chicago; Mr. Bob Carl, Building Inspector of South Chicago Heights; Mr. Danny Hammond, owner of the Property and the owner the west and east residential properties and Val-U-Car Auto Sales, one of the adjacent properties; and Mr. Helmut Baum owner / operator of Baum's Auto Body, one of the adjacent properties.

URS attempted to contact, but was unable to reach them at the time of this report, the owner of Sherlock Holmes Boat Storage, one of the adjacent property owners.

2.3 EVALUATION, ANALYSIS AND REPORTING

This Phase I ESA Report addresses the findings of the tasks described above. Included in this report is a summary of significant findings, a conclusion as to the likelihood of contamination at the site with associated uncertainties, and a statement of limitations. This report is not intended as a warranty of site conditions. It reflects professional judgment which is based on the present standard of care of the profession.

3.1 LOCATION

The Property is located at 3117 State Street, at the northeast corner of Sauk Trail Road and State Street, in South Chicago Heights, Illinois. The Property consists of an approximately 8-acre parcel of land located in Section 33, Township 35 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

According to the Cook County Assessor's Office, the parcel index number (PIN) for the Property is 32-34-100-007. The Site Location Map (see Figure 1) was extracted from the 1962 (Photorevised 1973) Dyer, Illinois USGS 7.5-Minute Series Quadrangle Map.

3.2 SITE IMPROVEMENTS

The Property is currently improved by a residential dwelling on the far east side and a couple of storage buildings on the west (see Figure 2). Detailed descriptions of the Property and the current use are included in Section 5.1.

The Property would be serviced by:

- Electric Commonwealth Edison (ComEd)
- Sewer Village of South Chicago Heights
- Water Private Well
- Gas Nicor

3.3 ENVIRONMENTAL SETTING

The Property is located in the far southern portion of Cook County, Illinois. The surficial geologic deposits in this section of the county are typically glacial drift deposited during the Wisconsinian Glacial Age. The topography in the vicinity of the Property and surrounding area is generally flat. The Property is at an approximate elevation of 690 feet above mean sea level (MSL).

According to the Illinois State Geological Survey (ISGS), Surficial Geology of the Chicago Region (1970), the surficial geology in the area is identified as the Tinley Groundmoraine of the Wadsworth Member of the Wedron Formation. This formation consists of largely clayey and silty clayey till with low content of pebbles, cobbles and boulders. It also contains local lenses of silt commonly mantled with loess and soil.

According to the United States Department of Agriculture, Soil Survey of DuPage and Part of Cook Counties, Illinois (1975), the soils in the area are identified as belonging to the Urban land-Markham-Ashkum Association. These soils consists of built-up areas and deep, gently rolling to nearly level, moderately well-drained and poorly-drained soils that have a clayey and silty subsoil. Specifically, the on-site soils consist of Milford silty clay loam. This is a level, poorly drained soil found on uplands on smooth flat glacial lake plains and in shallow depressions and drainageways. It is occasionally flooded for brief period in spring. Permeability is moderately slow.

Groundwater flow generally parallels areas of higher surface elevation to lower elevations and toward the nearest surface water body. In general, the most likely flow direction for groundwater underlying the Property is expected to be toward Deer Creek, which is located approximately one-half mile east of the Property. Surface water drainage on the Property is expected to either percolate into on-site soils or flow via sheet flow into the municipal storm sewers located on the adjoining streets.

The history of the area is based on interviews with Mr. Peterson, Mr. Carl, and Mr. Hammond and a review of historical chain-of-title reports, aerial photographs, and historical fire insurance maps. The Property has been utilized as farmland since the 1930's but has been primarily vacant since the late 1990s.

4.1 CHAIN-OF-TITLE REPORT

URS reviewed a chain-of-title report prepared for the Property by Ginocchio Enterprises, Inc. The review of the chain-of-title report revealed that the Property is currently owned by Sollie E. and Olive V. Hammond. The Property had been previously owned by the Pullman Bank and Trust Company and Eugene W. Rogers.

A copy of the chain of title report is included in Appendix C.

4.2 HISTORICAL AERIAL PHOTOGRAPHS

Aerial photographs were obtained from Microdot Inc. for the years 1938 and 1961. In addition, aerial photographs were obtained from the Northeastern Illinois Planning Commission (NIPC) for the years 1970, 1975, 1980, 1985, and 1990. URS also reviewed a 2001 DigiAir, Inc. aerial photograph (Figure 2). The aerial photographs were reviewed for evidence of historical property usage. Copies of the 1938, 1961, 1975, and 2001 aerial photographs are included as Appendix D.

The **1938 aerial photograph** indicates that the Property and the north, south, and west adjacent properties appeared to be vacant agricultural lands. The east adjacent property is not visible on this aerial photograph. Sauk Trail Road, which forms the south boundary of the Property, and State Street are present on this aerial photograph.

The **1961 aerial photograph** indicates that the Property was improved by several small buildings on the west and east sides. The north and south adjacent properties appeared with no major changes as compared to the 1938 aerial photograph. The west adjacent property is improved by four unidentified buildings. The east adjacent property was developed with a few small buildings.

The **1970 aerial photograph** indicated no major changes to the Property or adjacent properties as compared to the 1961 aerial photograph.

The **1975 aerial photograph** indicated no major changes to the Property or the north, west, and east adjacent properties as compared to the 1970 aerial photograph. The south adjacent property is improved by a parking lot and a paved road perpendicular to Sauk Trail. In addition, earth moving activities were taking place in the vicinity.

The **1980 aerial photograph** indicated no major changes to the Property or the north, east, or west adjacent properties as compared to the 1975 adjacent properties. The south adjacent property appeared with additional earth moving activities.

The **1985 aerial photograph** indicates no major changes to the Property or adjacent properties as compared to the 1980 aerial photography with the exception of additional clearing on the south adjacent property toward the east.

The **1990 aerial photograph** indicated no major changes to the Property or adjacent properties as compared to the 1980 aerial photography with the exception of vegetation covering the former clearing on the eastern portion of south adjacent property.

The **2001 aerial photograph** indicated that a large portion of the Property had been leveled out with fill. The south adjacent property with eight commercial buildings on top of an asphalt surface. The north, west and east adjacent properties appeared with no major changes as compared to the 1990 aerial photograph.

4.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps were not available for the Property.

4.4 LOCAL RECORDS

URS requested available building and fire department records from Mr. Paul Peterson, the Administrator for the Village of South Chicago Heights. However, no information was available for the Property from the Village.

URS submitted Freedom of Information Act (FOIA) requests to the IEPA and Office of the State Fire Marshal (OSFM) for information regarding the Property. The IEPA response indicated that there were no records found for the Property. The OSFM response indicated that there are no UST records available for the Property.

4.5 PREVIOUS STUDIES

No previous studies were made available for URS' review.

Mr. Short and Mr. Ramos, of URS, conducted the site reconnaissance on June 26, 2002 to identify current property uses and potential sources of hazardous substances on- and off-site. Selected photographs taken during the reconnaissance are included in Appendix A.

5.1 PROPERTY OBSERVATIONS

The Property consists of a lot improved by a residential dwelling on the east edge of the Property and several storage buildings on the west edge of the Property. Several of the storage buildings appeared abandoned or in poor condition. According to Mr. Hammond the residential dwelling on the east edge of the Property was constructed in 1947 and the storage buildings on the west end of the Property were constructed in 1953. The remainder of the property consists of vacant, former agricultural land that has been recently graded with fill. Mr. Hammond stated that this portion of the property was graded in 1999 with fill that was obtained from a local subdivision development. The lot also contained several animal pens that housed horses and other farm animals. The lot encompasses approximately eight acres. No evidence of aboveground or underground storage tanks (ASTs/USTs) were observed on the Property. Electrical transmission lines and a petroleum pipeline border the north side of the Property on a Commonwealth Edison easement. According to Mr. Carl, Lakehead Pipeline operates the pipeline.

5.2 ADJACENT PROPERTIES

During the site reconnaissance, URS observed the exterior of adjacent properties for visible environmental conditions. There were no readily visible environmental conditions on the adjacent properties.

The Property is bounded by:

North: Vacant agricultural land;

East: A single-family residence;

South: Sauk Trail followed by Baum's Auto Body and Sherlock Holmes Boat Storage;

Southwest: Sauk Trail followed by Val-U-Car Auto Sales; and

West: Several single family residences.

No other adjacent properties were identified in the database.

In accordance with the Illinois Environmental Protection Act 88-602 – State of Illinois State Senate Bill 41, URS conducted interviews with the owners / operators of the adjacent properties. URS interviewed Danny Hammond, owner of the north, west, and east adjacent properties and owner / operator of Val-U-Car Auto Sales (Val-U-Car). According to Mr. Hammond, the north adjacent property has always been vacant agricultural land. Commonwealth Edison owns an easement between the Property and the north adjacent property in which they operate transmission lines. The residential building on east adjacent property was constructed in 1947 and the residential buildings on the west adjacent property were built in the early 1950s. Prior to the construction of those buildings, the adjacent properties were vacant agricultural land. According to Mr. Hammond, Val-U-Car's operation includes sales and minor service of used automobiles. Val-U-Car uses automotive maintenance products like motor oil, brake fluid, and other petroleum based products. Prior to 1958, farmland occupied the site. In 1958, the site was developed with a gasoline service station until 1963. Afterwards, the site was a used automobile

sales lot with Val-U-Car occupying the site since 1996. The site historically contained USTs that according to Mr. Hammond were removed in 1963. However, no records of the USTs removal were available at the time of the report. Mr. Hammond did not identify any other areas of environmental concern in and around the Val-U-Car site.

URS interviewed Mr. Helmut Baum, owner and operator of Baum's Auto Body. According to Mr. Baum, Baum's Auto Body, whose operations include auto body repair, uses paint, thinner, and body filler as part of its operations. Baum's Auto Body was established in 1972. Prior to 1972, the area was vacant agricultural land. Mr. Baum stated that the area to the east of Baum's Auto Body (now Sherlock Holmes Boat Storage) served as an unauthorized dumping location between 1991-1994. Items discarded in the area included unmarked drums, tires, abandoned trailers, and general refuse. According to Mr. Baum, the area was cleared of the debris and filled with gravel prior to the construction of Sherlock Holmes Boat Storage in the mid-1990s. Due to the presumed downgradient location, this unauthorized dumping is unlikely to impact the site. Mr. Baum also expressed concern that the water from his private well was not fit for drinking. Mr. Baum said the water from the well had previously been used for drinking, but in last few years the water from the well "had upset [his] stomach." Mr. Baum currently has no municipal water connection and purchases bottled water for consumption. No tests have been conducted on the private well water. Mr. Baum did not identify any other environmental concerns.

URS attempted to interview the owner / operator of Sherlock Holmes Boat Storage, but was unable to reach him / her at the time of this report.

Regulatory records maintained by the following agencies were reviewed during this ESA:

- United States Environmental Protection Agency (USEPA);
- IEPA; and
- OSFM.

The purpose of the records review was to assess the potential for the presence of hazardous substance contamination on the Property as a result of activities conducted on properties within the study area defined in the Scope of Services section of this report. The state and federal database listings were searched by EDR, an independent information service. USEPA, IEPA, and OSFM database files were reviewed based on the Illinois Environmental Protection Act 88-602 – State of Illinois State Senate Bill 41 and the ASTM Standard Practice E 1527-00 for the area surrounding the facility. Search distances met or exceeded the minimum search distances described in ASTM Standard Practice E 1527-00.

6.1 FEDERAL AGENCY RECORDS

Federal environmental documents that were reviewed included the following:

- USEPA's NPL, dated January 2002, for final and proposed sites;
- USEPA's CERCLA Information System, dated February 2002, showing properties which may be considered uncontrolled hazardous waste sites that have been brought to the attention of USEPA;
- USEPA's RCRA list of registered hazardous waste generators, dated March 2002, and the USEPA's CORRACTS listed of hazardous waste handlers with corrective action activity, dated November 2001;
- USEPA's Emergency Response Notification System (ERNS) database on reported releases of oil and hazardous substances, dated December 2000;
- USEPA's NFRAP report of sites which have been removed from the USEPA's CERCLIS database, dated February 2002; and
- Former MGP Sites, dated 1993.

6.1.1 National Priority List (NPL)

NPL sites are uncontrolled or abandoned hazardous wastes sites that have been identified for priority remedial corrective action under the Superfund Program.

There are no NPL sites located within one mile of the Property.

6.1.2 Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS)

The CERCLIS file lists sites that the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980.

There are no CERCLIS sites located within a ½-mile radius of the Property.

6.1.3 Resource Conservation and Recovery Act (RCRA)

The RCRA file lists sites which treat, store, dispose (RCRIS-TSD) or generate specified quantities (RCRIS-LQG, RCRIS-SQG) of EPA regulated hazardous wastes or meet other applicable requirements of RCRA.

There is one RCRA-CORRACTS facility located within one mile of the Property. The RCRA-CORRACTS facility and its approximate location are listed below.

- Triem Steel and Processing, Inc. 26th and State Street ½-mile North

Based on distance and presumed crossgradient location, this site is not likely to impact the Property.

There are no RCRA-TSD or RCRA-LQG facilities located within ½-mile of the Property.

There is one RCRA-SQG facility located within ¼-mile of the Property. In addition, one RCRA-SQG was listed in the orphan summary within ¼-mile of the Property. The RCRA-SQG facilities and their approximate locations are listed below.

- Gooder Henrichsen Company Inc. 2900 State Street 1/8-mile North

According to the database report, no violations are reported for this listings. Based on status, distance, and presumed crossgradient location, this site is not likely to impact the Property.

6.1.4 Emergency Response Notification System (ERNS)

The ERNS database lists reported releases of oil and hazardous substances.

The Property is not on the current ERNS listing.

6.1.5 No Further Remedial Action Planned Sites (NFRAP)

The NFRAP report, also known as the CERCLA Archive, contains information pertaining to sites that have been removed from the CERCLA database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

There are no NFRAP sites located within ½-mile of the Property.

6.1.6 Former Manufactured Gas Plant (MGP) Sites

The list of Former MGP Sites is a historical database providing a listing of MGPs. This is a non-ASTM database. There are no MGP Sites listed within one mile of the Property.

6.2 STATE AGENCY RECORDS

The state environmental records that were reviewed included the following:

- IEPA's List of SHWS dated March 2002, of sites deemed potentially hazardous (state equivalent of federal CERCLIS or NPL);
- IEPA's SRP Site List dated May 2002, of site remediation programs (non-ASTM database);
- IEPA's List of Permitted Solid Waste Facilities/Landfill Sites (SWF/LF), dated January 2002;
- IEPA's LUST, dated May 2002; and
- OSFM's List of Illinois Registered USTs, dated March 2002.

6.2.1 Illinois List of Hazardous Waste Response Sites (SHWS)

The List of SHWS is the state equivalent of the federal CERCLIS and NPL and are a summary listing of facilities that are deemed potentially hazardous by IEPA.

There are no SHWS listings located within one mile of the Property. However, five SHWS are listed in the orphan listings. These sites and their approximate locations are listed below.

- Triem Industrial Bldg Operation 26th Street / State Street ¼-mile Northwest
- Chicago Heights Refuse Depot East End Ave unknown distance
- Lakehead Pipeline N. of Sauk Tr.-East of East End Ave. ¾-mile West
- Lobue Inc 2 Sauk Trail Road unknown distance
- S. Chicago Heights Well East End Ave./E. Sauk Trail 1-mile West

There is no other information available from the database regarding these SHWS listings. Based on distance, these sites are not likely to impact the Property.

6.2.2 Illinois Site Remediation Program List (SRP)

The SRP Site List is a summary listing of voluntary remediation projects administered by the IEPA. This is a non-ASTM database. There are no SRP sites located within one-mile of the Property. However, there was one orphan site located within one-mile of the Property. This site and its approximate location are listed below:

- Laroche Industries 10th / State Streets 1-mile North

There is no other information available from the database regarding these SHWS listings. Based on distance, this site is not likely to impact the Property.

6.2.3 Illinois Permitted Solid Waste Facilities/Landfill Sites (SWLF)

The SWLF database includes an inventory of solid waste disposal facilities or landfills. There are no SWLFs located within ½-mile of the Property. However, one industrial impoundment was located within ½-mile of the Property. This site and its approximate location are listed below.

- Triem Industrial Building Operation 26th Street / State Street ¼-mile West-northwest
- Based on distance and presumed crossgradient location, this site is not likely to impact the Property.

6.2.4 Leaking Underground Storage Tank (LUST) List

The Property is not listed in the LUST database. There were no reported LUST incidents located within ½-mile of the Property. However, there was one orphan site located within ½-mile of the Property. This site and its approximately location are listed below:

- American Fab and Forge Co. 3204 S. State Street 1089 feet South-southwest

According to the database report, the LUST incident at this site was associated with a release of diesel fuel. A No Further Remediation (NFR) letter was issued for the LUST incident in October 1998. Based on status and downgradient location, this LUST incident is not likely to impact the Property.

Based on distance and presumed crossgradient location, it is not likely to impact the Property.

6.2.5 Registered Underground Storage Tanks (USTs)

The Property is not listed in the UST database. There were four registered UST sites located within ¼-mile of the Property. Three UST sites are listed within 1/8-mile of the Property. These UST sites and their approximate locations are listed below.

- Millers Ready Mix 3000 State Street 576 feet West-northwest
- S. Cook County Mosquito Abatement State and Sauk Trail 778 feet Southwest
- American Fab and Forge Co. 3204 S. State Street 1089 feet South-southwest

The Millers Ready Mix site is listed with one closed 10,000-gallon diesel UST and is not listed on the LUST database. Based on the status of this site, it is not likely to impact the Property.

According to the database report, the South Cook County Mosquito Abatement facility is listed with three active USTs: one 550-gallon kerosene, one 550-gallon gasoline, and one 2,000-gallon gasoline UST. The two 550 gallon USTs are listed as exempt from registration, most likely due to age. Based on the distance and presumed crossgradient location, it is not likely to impact the Property.

The American Fab and Forge Company is listed with two exempt 3,000-gallon diesel USTs. This site is also listed with a LUST incident (see above).

URS has performed a Phase I ESA in conformance with the Illinois Environmental Protection Act 88-602 – State of Illinois State Senate Bill 41 and the ASTM Standard Practice E 1527-00 of the property located at 3117 State Street in South Chicago Heights, Illinois. This assessment has revealed the following recognized environmental conditions in connection with the Property:

- The presence of a petroleum pipeline adjacent to the Property. Given the proximity of the pipeline and the petroleum carried within the pipeline, there is potential for the pipeline to impact the Property.

We have performed our services for this project in accordance with the IEPA BRG awarded on April 25, 2002, the contract signed on May 13, 2002, the signed task order approved on June 10, 2002, the Illinois Environmental Protection Act 88-602 – State of Illinois State Senate Bill 41, and the ASTM Standard Practice E 1527-00 for ESA investigations. No guarantees are either expressed or implied.

The records search was limited to information available from public sources and the Village of South Chicago Heights; this information is changing continually and is frequently incomplete. Unless we have actual knowledge to the contrary, information obtained from interviews or provided to us by the Village of South Chicago Heights has been assumed to be correct and complete. We do not assume any liability for misrepresentation of information or for items not visible, accessible, or present on the Property at the time of the site visit.

There is no investigation that is thorough enough to preclude the presence of materials on the Property that presently, or in the future, may be considered hazardous. Unless site conditions change, this document and the information contained herein are valid for a period of 180 days according to the ASTM Practice, and have been prepared solely for the use of the Village of South Chicago Heights. No third party shall have the right to rely on URS opinions rendered in connection with the services or in this document without URS's written consent and the third party's agreement to be bound to the same conditions and limitations as client. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

9.1 CORPORATE

URS currently operates as a wholly-owned subsidiary of the URS Corporation. URS has over 300 offices worldwide, providing professional services in engineering and sciences applied to the earth and its environment. One of the main areas of practice is Waste Management and Engineering, which involves the application of science and engineering to contamination assessment and cleanup; the management, minimization, treatment, and disposal of hazardous, solid and industrial waste; and regulatory compliance. Phase I ESAs are a part of this practice area and have been conducted by URS nationwide.

9.2 INDIVIDUAL

The qualifications of the Project Team involved in this ESA meet the URS corporate requirements for performing ESAs.

Ryan Ramos

Ryan Ramos conducted the site reconnaissance and authored the report for this project. Mr. Ramos graduated from Northwestern University with a B.A. in Environmental Science and Economics. Mr. Ramos has experience in Phase I ESAs, facility planning, and various compliance matters.

Ron Short

Senior Field Technician, has conducted work on a wide scope of projects ranging from small real estate transaction assessments to full-scale soil and groundwater investigations at major oil refineries. Mr. Short has worked on over 100 projects with URS which include: soil and groundwater investigations, contaminated soil removal, underground storage tank removal and remediation, Phase I & II Site Assessments, compliance audits, geotechnical investigations, and asbestos surveys.

Ken Kastman

Mr. Kastman provided peer review for this project. Mr. Kastman has a Bachelors and Masters degree in Civil Engineering from Valparaiso University and Purdue University, respectively. He has over thirty years of experience in the civil engineering field, the last twenty of which have been on environmental projects. He heads up the URS international Brownfields network and thereby works extensively on property transfer, property reuse, and due diligence related projects. Mr. Kastman is a registered Professional Engineer in several states including Illinois.

Sarah Rubin

Ms. Rubin provided management oversight for this project. Ms. Rubin has extensive experience in remediation, specifically as it relates to ground water and soil contamination. Ms. Rubin has eleven years experience and has been involved in many environmental field investigations ranging in size from site audits and small municipal landfill sites to large RCRA and CERCLA sites. Ms. Rubin has performed the duties of project manager overseeing collection of soil, groundwater, surface water and sediment samples.

Figures

Appendix A
Photographic Documentation

Appendix A

Photographic Documentation

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Regulatory Database

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Regulatory Database

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Property Records

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Resumes

